

KEATES

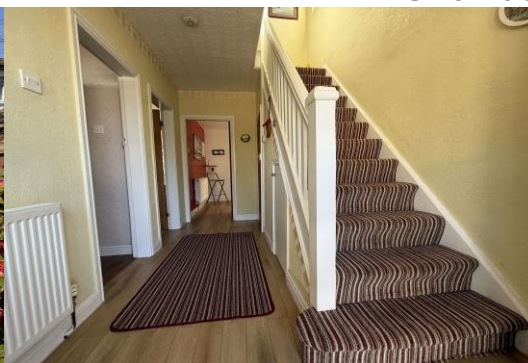
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84 Church Street
Stoke-on-Trent
ST4 1BS

01782 847083
www.keates.uk.com



- **Extended Three Bedroom Semi in Penkhull**
- **Close to the Hospital**
- **EPC Awaited, Council Tax C**
- **Gardens and Ample Parking**
- **Modern Kitchen, Central Heated & Double Glazed**
- **Ask an adviser to book your viewing**



19 Tilson Avenue, Stoke-On-Trent
Stoke-On-Trent, ST4 7JZ

£265,000

Description

Fully modernised extended semi-detached property on a large corner plot situated in a heart of Penkull, close to the University Hospital North Staffordshire. This modernised property benefits from gas central heating and double glazing. Throughout Accommodation comprises entrance hall, dining room, extended living room, kitchen, utility/WC and garage at ground floor level with three bedrooms and a family bathroom to the first floor. Externally there is a large gravel driveway to the frontage suitable for parking three cars and mature borders with shrubs. At the rear is an extensive garden with patio seating area, lawn, borders, greenhouse and wooden shed.

Ground Floor

Entrance Hall

Large hallway with wooden floor, radiator, Power Point, built-in storage and access to garage.

Dining Room 10' 4" x 12' 3" (3.15m x 3.73m)
Maximum to bay

With wooden floor, radiator, Power Point, bay window to front.

Living Room 21' 11" x 11' 6" (6.67m x 3.50m)
With carpeted floor, radiator, Power Point, feature hearth with inset log burner stove. Patio doors onto rear.

Kitchen/Breakfast Room 8' 6" x 16' 4" (2.58m x 4.97m)

Modern fitted kitchen with pale grey wall and base units granite effect surfaces over. Part tiled walls and wooden floor. Includes integrated cooker hob and extractor hood, Power Point, washer point, radiator, windows to side and rear.

Rear Hall

With tiled floor cover built in storage covered and door to rear.

Utility/ WC 5' 4" x 5' 8" (1.63m x 1.73m)

With WC in white, basin set in worktop, washer and power points.

Garage 16' 6" x 8' 2" (5.02m x 2.50m)

Integral to the Property accessed off the hallway. With concrete floor, up and over door, Power Point and electrical lighting.

First Floor

Landing

With carpeted floor, window to side.

Bedroom 1 10' 3" x 13' 4" (3.13m x 4.07m) *Maximum to bay*

With carpeted floor, radiator, Power Point.

Bedroom 2 (Childs Bedroom) 7' 9" x 7' 5" (2.35m x 2.25m)

With fitted wardrobes, fitted shelving, carpeted floor, Power Point, radiator.

Bedroom 3 10' 4" x 12' 9" (3.15m x 3.88m)

With carpeted floor, radiator, Power Point, built-in wardrobes and vanity sink.

Family Bathroom 6' 8" x 7' 1" (2.03m x 2.15m)

Modern fitted bathroom suite in white with WC, basin set in vanity unit, large walk-in shower cubicle with combination shower. Includes heated chrome towel radiator, extractor fan.

Outside

Externally there is a large gravel driveway to the frontage suitable for parking three cars and mature borders with shrubs. At the rear is an extensive garden with patio seating area, lawn, borders, greenhouse and a wooden shed.

Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only

Keates for themselves and for the vendor gives notice that these particulars do not constitute, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Keates or the vendor. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Keates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Our Services

Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates Hulme, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

Lettings

Thinking of letting your property? Keates Hulme can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

Sales

Keates Hulme offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

Mortgages

Need help deciding on a mortgage? Keates Hulme can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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Energy performance certificate (EPC)

19 Tilson Avenue STOKE-ON-TRENT ST4 7JZ	Energy rating C	Valid until: 15 May 2035
		Certificate number: 9335-9424-9500-0111-0202

Property type	Semi-detached house
Total floor area	103 square metres

Rules on letting this property

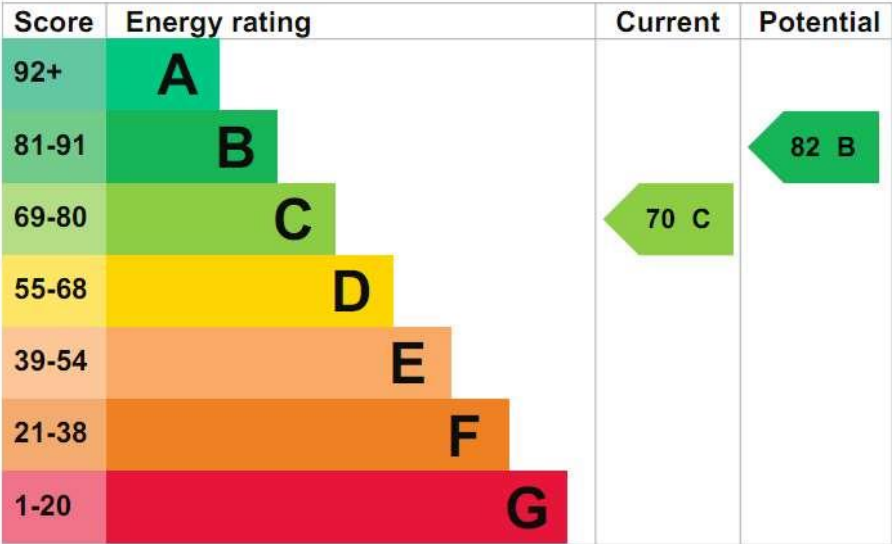
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance